

WORK SESSION OF THE GREENBELT CITY COUNCIL held Monday, November 16, 2015, for the purpose of reviewing the Greenbelt Station Phase 3 Site Plan.

Mayor Jordan started the meeting at 8:05p.m. It was held in the Council Room of the Greenbelt Municipal Building.

PRESENT WERE: Councilmembers Judith F. Davis, Konrad E. Herling, Leta M. Mach, Silke I. Pope, Edward V.J. Putens, Rodney M. Roberts and Mayor Emmett V Jordan.

STAFF PRESENT WERE: Michael P. McLaughlin, City Manager, Celia Craze, Director of Planning & Community Development; Jessica Bellah, Community Planner and David E. Moran, Assistant City Manager.

ALSO PRESENT WERE: Norman Rivera, Michael German & Justin Frye, Woodlawn Development; Brian Gibbons and Nicole Williams, Advisory Planning Board; Laura Kressler, and Kathleen Gallagher, News Review

Ms. Bellah described the detailed site plan process noting this was the third version of the plan the City had received and reviewed. She indicated that the proposed plan does not meet the standards required by the Development District Overlay (DDOZ) zoning, the previous conceptual site plan, or the development agreement with the City. Ms. Bellah stated the density was too great. Ms. Craze summarized the current plan as having too great a density with too few amenities.

Mr. Rivera stated that Woodlawn had been working diligently to reach an agreement with City staff. Mr. Rivera referenced the total density per the development agreement and indicated that the total density including this plan was below the total approved for the parcel. He expressed frustration that Woodlawn only received the City's 23 page comments document on the Friday before the work session. Mr. Rivera requested that Council prioritize the City's concerns.

Mayor Jordan stated that the development mix was substantially different than the conceptual plan. Ms. Davis noted that there had not been townhouses adjacent to the retail parcel in the prior plan. Ms. Bellah outlined the plan for Council.

Next, Ms. Bellah summarized the main concerns listed on the "Staff outline of Major Issues" summary document.

There was discussion about the noise barrier wall. Ms. Bellah indicated that staff favored a landscaped berm.

Mayor Jordan asked about the affordability and price point of the units referencing different products in the conceptual plan such as the two over two units. Mr. Frye responded that the 16 foot townhouse units were a little more expensive than the two over two units.

Ms. Davis asked about the number of townhouse units per group. Ms. Bellah responded that some groups were 10 units and others were 7-9 units.

Mr. Putens wanted the fire department to visit the Phase 1 site in order to make sure the streets and turns can be navigated by fire trucks.

Mr. Herling asked about how many units would be lost to provide more air, light and open space. Ms. Bellah responded that it depends on how you lay out the lots.

Ms. Davis indicated that a person buying a unit does not normally pay attention to sound barrier and other details. She encouraged Woodlawn to consider removing the ten units adjacent to the retail parcel.

Mayor Jordan asked about the County approval process. Ms. Bellah noted there were disagreements between City and County staff regarding how the zoning standards should be applied. Mayor Jordan asked about the pedestrian overpass. Ms. Bellah responded that staff's opinion was that the landing area identified on the plan did not function appropriately.

Mr. Gibbons discussed the Advisory Planning Board (APB) recommendations. He hoped the courtyards could be improved and increased. Mr. Gibbons reported APB was in favor of pedestrian connectivity and that APB felt the proposed density was important for the success of the property. Ms. Williams stressed APB's hope that lot 116 could be retained for potential retail use.

Ms. Craze stated that staff was not disputing the number of units, but rather how they appeared on this plan. She indicated that staff believed the developer was trying to fit a suburban product into an urban zone without the amenities.

Ms. Davis asked if Woodlawn could postpone their County approval. Mr. Frye responded that County consideration had been postponed twice and expressed an unwillingness to postpone again. Mr. Frye expressed concern about being stuck between the City and the County. Mr. German stated Woodlawn's assumption was that the City and County would apply the same standards.

Mr. Frye stressed that the central park, stream trail and other open spaces were project-wide amenities.

There was discussion of placing a road adjacent to the proposed sound barrier. Mr. Roberts did not favor the road. He did favor a berm instead of a wooden barrier.

Ms. Davis indicated Council would need another work session in December to prioritize their requests.

Mr. Orleans favored eliminating the townhomes adjacent to the retail site. He suggested the developer turn over that lot now. He favored City-owned and maintained roads throughout the development.

Council Reports

Ms. Davis asked if someone else could cover Thursday's Prince George's County Municipal Association (PGCMA) meeting. Mr. Herling agreed to cover it. Ms. Davis stated the past election was a disappointment in turnout and hoped that Council would hold a work session on this issue.

Ms. Davis reported on Todd Turner's veterans breakfast. She stated there were 62,000 veterans in the County and announced a hotline that Veterans could use. Next, she reported on a session at the National League of Cities (NLC) Convention about the sharing economy revolution.

The meeting ended at 10:30pm.

Respectfully submitted,

*David E. Moran
Assistant City Manager*